

TABLE 17-113 : Area Regulations - Conventional Districts

PCO #-03-06 Adopted 8-27-03

		Minimum Yard Dimensions (in feet)			Minimum Lot Width, Lot Coverage, & Height				Accessory Building	
Zoning District	Minimum Lot Size (a)	Front Yard (Setback) X / Y (b)	Sideyard (l)	Rearyard	Minimum Lot Width (l)		Maximum Lot Coverage	Maximum Building Height (c)	Maximum Height(c)	Minimum Distance to Property Line (l)
Agricultural (A-1)	1 acre	35'/60'	15'	35'	100' (125' for corner lots) at setback line		N/A	35' (c)	See (c) below	5'/5' (rear/side) rear yard placement(i)(d)
Agricultural (A-2)	20,000 sq. ft	35'/60'	15'	35'	100' (125' for corner lots) at setback line		N/A	35' (c)	See (c) below	5'/5' (rear/side) rear yard placement(i)(d)
Rural Service (RS-1)	20,000 sq. ft.	35'/60'	15'	35'	100' (125' for corner lots) at setback line		N/A	35' (c)	If within 20' of lot line, 1 story limit	5'/5' (rear/side) rear yard placement(i)(d)
Residential Recreational (RR-1)	2.5 acres	35'/60'	35	35'	100' state or private road frontage (k)		N/A	35' (c)	35'	Same as main structure
Planned Growth (PG)	40,000 sq. ft.	35'/60'	15'	35'	100' state road frontage (k)		N/A	35' (c)	35'	Same as main structure
Low Density Residential (R-1)	15,000 sq. ft.	35'/60'	15'	35'	100' state road frontage (k)		N/A	35' (c)	Height must be less than main structure. If within 20' of lot line, 1 story limit.	5'/5' (rear/side) rear yard placement (d),(i)
Medium Density Residential (R-2)	12,000 sq. ft. (j)	35'/60'	10'	35'	90' (k)	100' required for all corner lots	N/A	35' (c)	Same as R-1	Accessory-buildings not permitted in front yard (d)
General Residential (R-3)	One unit 10, 000 sq. ft., over 1 unit see (f) & (j) below	35'/60'	10'	25'	One unit 80' plus 10' for each additional unit. (j)(k)(m)	100' for corner lots.	N/A	35'(c)	Height must be less than main structure. If within 10' of lot line, 1 story limit.	Accessory buildings not permitted in front yard (d)
Townhouses (R-3)	1,600 Square feet per unit /10 lots per acre maximum	35'/60'	20'/10'(h)	20'	10', end lot 30'		N/A	35' (c)	Same as above	Same as R-1
General Business (B-1)	N/A	35'/60'	15' to adjoining agricultural/ residential districts		N/A		N/A	35' (c)	If within 10' of lot line, 1 story limit.	Same as main structure
Rural Business (B-2)	N/A	35'/60'	15' to adjoining agricultural/ residential districts		N/A		N/A	35' (c)	Same as-B-1	Same as main structures
General Industrial (M-1)	N/A	35'/60'	30' to adjoining agricultural/ residential districts		N/A		70%	35' (c)	35'	Same as main structures
Light Industrial (M-2)	N/A	35'/60'	30' to adjoining agricultural/ residential districts		N/A		70%	35' (c)	35'	Same as main structures
Public Services (S-1)	.5 acre or more as required to meet regulatory agency requirement	100' from r-o-w	Shall meet all regulatory agency requirements for minimum yards		N/A		60%	35'	35'	Same as main structures

(a) For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the health official. The administrator shall require greater area as considered necessary by the health official.

(b) Setback requirements consist of two (2) distances X/Y: X is the required distance from the road right-of-way if the right-of-way is fifty (50) feet or greater, Y is the required distance from the centerline of the road if the right-of-way is less than fifty (50) feet. For RR-1 and S-1 required distance is from the road right-of-way. Setback applies to main and accessory uses.

(c) See section 17-116 for height exceptions.

(d) Section 17-119 for further explanations.

(e) Reserved

(f) Two (2) units -11,000, three (3) units-14,000; over 3-one thousand (1,000) square feet for each additional unit.

(g) See section 17-117 for additional townhouse regulations.

- (h) Twenty (20) feet to adjoining single-family detached residential districts, ten (10) feet for end of townhouse row.
- (i) Any building greater than five hundred eighty (580) square feet, using outside dimensions, or any structure two (2) or more stories in height, or any structure used as a residence must meet main building setbacks.
- (j) In R-2, minimum lot size for two-unit attached dwellings shall be 6,000 square feet per unit with minimum frontage of 45 feet per unit.
In R-3, minimum lot size for 2 unit attached dwellings shall be 5500 square feet per unit with minimum frontage of 45 feet per unit.
- (k) The street frontage on lots which front on a cul-de-sac may be reduced by 50%, provided the minimum lot width is met at the minimum setback line. No flag or pipe-stem lots shall be permitted.
- (l) Corner lots, see Section 17-114. "Front" is the shortest of the sides fronting roads. 35' setback from sideyard facing street.
- (m) See Section 17-117(d) for minimum width exceptions for condominiums and multifamily dwellings.